

COMMITTEE: Housing Poverty Committee

MEETING DATE: January 30, 2009

PERSON PRESIDING: Chris McCarthy - NAHFH

MEMBERS IN ATTENDANCE: Pat Clark - MDHA
Paul Johnson – The Housing Fund
Denise Becker - NAHFH
Kay Bowers – New Level CDC
Bernice Spann – NAHFH
Beth Chinn – Vanderbilt- Peabody
Doug Perkins – Vanderbilt – Peabody
Adriane Harris – MDHA
Bill Coke – Roof Top

MEETING PURPOSE: Determine the best approach to track housing providers and the number of clients seeking services.

ACTIONS OF MEETING

Discussion: The members in attendance agreed to focus on the following actions:

Action (2) Create a Repository of Information that Identifies Housing Service Providers and Education Options.

- Lisa, Denise and Bernice – the attached Davidson County Affordable Housing spreadsheet to be completed by February 15: Deadline extended to Feb 20.
- Call and verify that each agency or individual listed on the spreadsheet is still providing housing and list their current capacity to serve and any waiting list information
- Classify each agency/service provider as follows: group home, permanent housing single family, rental housing, Section 8 housing, public housing, transitional housing, etc.
- Develop a quarterly update process and process to publish this information.

Action (4) Create a Measurement System that Tracks and Maps Demand, Supply and Where \$ Go.

- Establish a vision statement and organization structure through collaborations with The Housing Fund and Vanderbilt University that would be responsible for identification of demand and supply of affordable housing alternatives and would measure how Nashville is meeting this need. Consistent and reliable information that measures the need and our ability to meet this need for housing in our city is critical to selecting the strategic goals to identify gaps in services and to prevent future economic crises impacting our citizens. This entity would be housed at The Housing Fund and called the Research and Policy Center.
- The entity would be developed by commission or ordinance with Metro Council and Mayor's office Support
- The Research and Policy Center would be the thermometer or measurer and report as to the state of housing on an annual basis in May to the Metro Council and Mayor's Office. Additionally, they would report to the Chamber and non-profits this same information.
- The consistent measurement of housing state would help our city monitor outcomes and progress and would help Metro develop budgetary allocations for housing initiatives as our economy and demographic environment changes.

- The whole intent is not to create public policy but to drive public policy with accurate data and measurable results.
- This measurement would encompass all aspects of housing including: transitional, rental, condominiums, single family, multi-family, public housing, foreclosure measurement, and market rate housing
- Nashville needs an independent research group that is separate from government sources.
 - We could obtain data from MDHA & THDA.
- The good thing about the research arm is:
 - It can assist metro council in making decisions.
 - Gives a mechanism to plan long range and know what's going on.
 - We will be using resources we already have.
- The Research and Policy Center
 - The Housing Fund has committed to getting the structure together in May 2009.
 - Establish partnerships and Research and Policy Center entity – April 2009
 - Assess the current environment by July 2009
 - Establish initial funding stream for Research and Policy Center – Apr 2009
 - Determine the impact that the current environment is having on housing – June 2009
 - Determine where the current allocations of federal and local public funding is going – June 2009
 - The Reporting Model development – Fall 2009
 - We can model the center after The Family Housing Fund in Minnesota get a lot of its support from foundations.
- Benefits of the Research and Policy center:
 - Study the housing issues.
 - Educate the community in decision making.
 - Influence policy development.
 - Beneficial to tax payers because they would know where their dollars are going.
- Paul Johnson - The Housing Fund is willing to be the arm of the Research and Policy Center and prepare something to present in May. Currently putting together a fact sheet that would talk about how we would create the polity center

Action (1) – Identify those in need of housing and what the need is. Establish a process for updating this need analysis on a regular basis.

- The 211 system is the closest thing that currently exists as a help line that might have an active record of need. Kay Bowers to contact United Way regarding 211 and to find out:
 - Ask what they are currently compiling (if anything) regarding the tracking needs. If so, would they share this information with us?
 - Are they open to discussion of expansion of the 211 system to assist with tracking the need for housing and help us measure this demand?
 - Are they open to working with any recommendations we present?
- Two elements must be considered when determining need:
 - True need
 - People who have applied for services.

- Pat Clark and Kay Bowers agreed to contact major agencies currently working with housing and to find out what (if anything) they are doing to measure housing need. Pat and Kay should circulate to the team all information that they collect regarding housing need from these agencies as they get it via e-mail for our review prior to the next meeting. Contacts as follows:
 - THDA (has information on low income tax credit units) – Kay Bowers will contact
 - HUD – Pat Clark will contact.
 - MDHA – Pat Clark will contact.

Additionally, Beth Chinn and Bill Coke will find out about capacity to serve in our community. They should report this information to the team as collected for review prior to our next meeting.

- Beth Chinn will get information on the homeless population as to how many, and capacity to serve.
- Bill Coke will look at actual housing capacity to serve by major agency (MDHA (Section 8 and public housing), THDA (purchase and rental housing partners), Affordable Housing Resources, Habitat, Urban Housing Solutions, Woodbine Community Center, The Housing Fund, Safe, etc.

Doug Perkins to circulate to the team the most current Vanderbilt study related to need for housing in our community and the cost and length of time to complete a measure of housing demand and supply if this work was done by a consultant or Vanderbilt student. Doug should circulate this information to the team for review prior to the next meeting.

Bernice Spann will contact Lisa Gallon and provide the team with more detailed information regarding how Access Miami was implemented. This should help us focus on Action Item 4 in our next meeting.

Next meeting:

February 27, @ 3:30 at Nashville Area Habitat for Humanity